

**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA
SANJOSE DIVISION**

In Re:
Debtor: Loan Nguyen

Case #16-51487
Chapter 13

FINAL REPORT OF MORTGAGE MODIFICATION MEDIATION

Subject property: 1650 Ledder Circle San Jose, CA 95131

The undersigned court-appointed Mortgage Modification Mediation Mediator, reports to the court as follows:

A. The final Mortgage Modification Mediation Mediator (MMM) conference was conducted and the following parties were present:

1. ☐ The Debtor:
2. ☐ The Debtor's Attorney:
3. ☐ The Lender's Representative:
4. ☐ The Lender's Attorney:

B. The final MMM conference was not scheduled and not conducted for the following reason:

1. ☐ The parties settled prior to attending
2. ☐ The case was dismissed
3. ☐ The debtor failed to attend
4. ☐ The debtor's attorney failed to attend
5. ☐ The lender failed to attend
6. ☐ The lender's attorney failed to attend
7. ☒ Other: Through no fault of counsel, neither a conciliation call nor mediation was held. The debtor decided to proceed with a short sale of the subject property.

C. The result of the MMM conference is as follows:

1. ☐ The parties reached an agreement
2. ☐ The parties did not reach an agreement

Dated: 12.08.16

Signature of Mediator: _____ //s// Eric Phillips Sr
Printed Name: Eric Phillips Sr
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Copies To:
[All Parties to Mediation]